HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75077

DESCRIPTION	First floor side extension, two storey rear extension and single storey porch
ADDRESS	8 Polesden Close, Chandler's Ford, Eastleigh, SO53 1TW

SITE VISIT DATE	18/9/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a first floor side extension, two storey rear extension and single storey porch • The first floor side extension would be built on top of the existing pitched roof garage and would project 4.5 metres in depth, 5 metres in width and 3 metres in height • The two storey rear extension would extend from the rear of the proposed first floor side extension and would project 5.8 metres in depth, 5.3 metres in width and 6.6 metres in height • The single storey front porch would project 1.3 metre in height, extend 3 metres in height and 2 metres in height to the eaves
TOPOGRAPHY	• Flat and level
TREES	• There are no trees which will be affected
BOUNDARY TREATMENT	• There is an approximate 1.6 metre tall wall along the boundary of Cranford Gardens and an approximate 1.6 metre tall fence on the adjoining boundary with number 7
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling on the corner of Polesden Close and Cranford Gardens • On the boundary with number 7 there is a large single storey garage • There is parking sufficient for two vehicles • There is a large area of soft landscaping
CHARACTER OF LOCALITY	• The immediate surrounding area contains two storey detached dwellings large single storey

THE SITE AND ITS SURROUNDINGS

	garage which generally jut out

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/14/74352	Pre App - Two storey side and extension and front porch.	9 May 2013 There were concerns with the proposal

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
7 Polesden Close	Natural light to bathroom and landing will be affected, proposed bathroom window will be close to our bathroom window. The houses have been designed and positioned to offer privacy, we will lose a lot of privacy as their extension would look onto our garden. The plans are grossly over developed and not in keeping with the neighbourhood. The size of the proposed development in terms of a large side and rear extension would set a new precedent.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places (2011)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in the report.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Saved policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Character and Appearance

The host dwelling was subject to pre-application enquiry where there were concerns with regards to the proposal which was seeking advice for a two storey side and rear extension. The following was the response to the pre-application.

With regards to the two storey side and rear extension whilst in principle the proposal is acceptable there are concerns with this element of the proposal. The host dwelling occupies a corner plot and is therefore dominant in its appearance and character.

Many of the dwellings on Polesden Close have single or double garages which have not been subject to first floor extensions, which in effect is what is proposed.
The Quality Places SPD generally requires two storey side extensions to be set back to avoid a 'terracing effect', thus allowing the host dwelling to maintain its dominance within the streetscene. Furthermore, careful consideration must be given to roof alterations as their potential bulk and impact on the appearance and character of the building will interrupt a regular pattern in the streetscene.

No set back has been demonstrated on the submitted plans, rather this element would be proposing the two storey side extension to project 0.5 metres beyond the front elevation. Further to which the two storey rear extension is proposing to project to the rear by 4.1 metres.

It is considered that this element of the proposal in conjunction with proposed roof profile would create a disproportionate and dominant addition which would not reflect the predominant pattern of development in the surrounding area.
It is suggested that the two storey side extension be set back at the front, and the render that has been illustrated to the front elevation of the first floor be finished with brick. This would ensure that the dwelling would match the character and appearance of neighbouring properties.

It has been noted that 7 Polesden Close have a window on the flank elevation at first floor, it is not known whether it serves a habitable room. It is recommended that should you submit a formal planning application then a block plan demonstrating the impact of the two storey side and rear extension to these neighbours, in terms of potential loss of outlook and daylight be submitted for assessment.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Following on from the enquiry, this application has been submitted where there are concerns with the proposal which have been highlighted but have not been addressed.

The proposed single storey porch is considered to be a proportionate addition which would be subservient to the host dwelling.

The host dwelling occupies a prominent corner plot which the rear garden is clearly visible from the streetscene when standing at Cranford Gardens.
There is a single storey garage which extends 5 metres in depth, the proposed first floor side extension is proposed to be built on top. The Quality Places SPD requires two storey side extensions to be setback, this allows for the main dwellinghouse to be dominant, and it avoids a 'terracing effect'. Whilst this element of the proposal is not a two storey side extension, the resulting impacting is the same.
A set back of 0.2 metres is proposed which is not considered ideal owing to the scale of the proposed first floor side extension, as it does not allow the main house to maintain any form of dominance. Further to which the application is proposing a two storey rear extension which will attach to the proposed first floor side extension, where the overall depth would be over ten metres.

Neighbours have commented that the plans are grossly over developed and not in keeping with the neighbourhood. The size of the proposed development in terms of a large side and rear extension would set a new precedent.

The Quality Places SPD states that side extensions should take account of the spaces between houses and whether this is an important feature through the street. It was noted during a recent site visit that the dwellings in Poleden Close appear to be un-extended, and if they have it is not to the scale as proposed by this application. Furthermore the dwellings jut forward of each other which owing to this, the garages maintain dominance within the streetscene, where the dwellings have retained the single storey feature of the garages, which allow for an 'open character' to be maintained.

It is considered that the proposed first floor side extension in conjunction with the proposed two storey rear extension owing to its scale and mass would create an unwelcome feature in the streetscene which would disrupt the sense of space around the building to the detriment of the pattern of development within the locality, contrary to Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan) comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014',
Supplementary Planning Guidance : Quality Places (2011)

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

There are no immediate neighbours to the east of the application site, the nearest neighbours are set away by approximately ten metres.

The occupiers of number 7 have raised objections that the natural light to bathroom and landing will be affected, proposed bathroom window will be close to our bathroom window. The houses have been designed and positioned to offer privacy, we will lose a lot of privacy as their extension would look onto our garden.

For the purpose of clarification a window which serves a bathroom and landing is not considered with the same virtue as one which serves habitable rooms such as a bedroom, lounge or kitchen. So whilst these neighbours concerns are understood, the loss of light is not considered detrimental to these neighbours amenity.

It is acknowledged that the extension would look onto the neighbours garden, yet the level of overlooking would be no different to what is currently experienced from the first floor.
This element of the proposal would project 0.1 metre beyond the rear of number 7, which is on balance is small given the size of the proposal.
The application of the 45 Degree Code has illustrated that the proposed two storey rear extension would not have an adverse impact upon the occupiers of number 7.

The first floor side extension, two storey rear extension and single storey porch would not have an adverse impact upon the amenity of nearby occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan) comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', Supplementary Planning Guidance : Quality Places (2011).

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

CONCLUSION

The proposed first floor side extension in conjunction with the proposed two storey rear extension owing to its siting, scale and mass would create an unwelcome feature in the streetscene which would disrupt the sense of space around the building to the detriment of the pattern of development within the locality, contrary to Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', Supplementary Planning Guidance : Quality Places (2011)